

Mike  
**Dobson**



**2 Siskin Way**

Allerton Bywater, Castleford, WF10 2GJ

**£155,000**



## 2 Siskin Way

**\*\* LOCATED IN A POPULAR LOCATION, CLOSE TO ALL LOCAL AMINITIES \*\***

An opportunity has arisen to purchase this two bedroom semi detached coach house situated on the popular Millennium Village having easy access to all local shops, schools and transport services.

The accommodation briefly comprises entrance vestibule, first floor landing, lounge/diner open plan to kitchen two double bedrooms and bathroom/w.c.

In addition the property has double glazed windows throughout, gas fired central heating, modern fitted kitchen with built in oven hob and extractor, En-suite shower room off master bedroom.

Outside parking leading to integral garage having power and light.

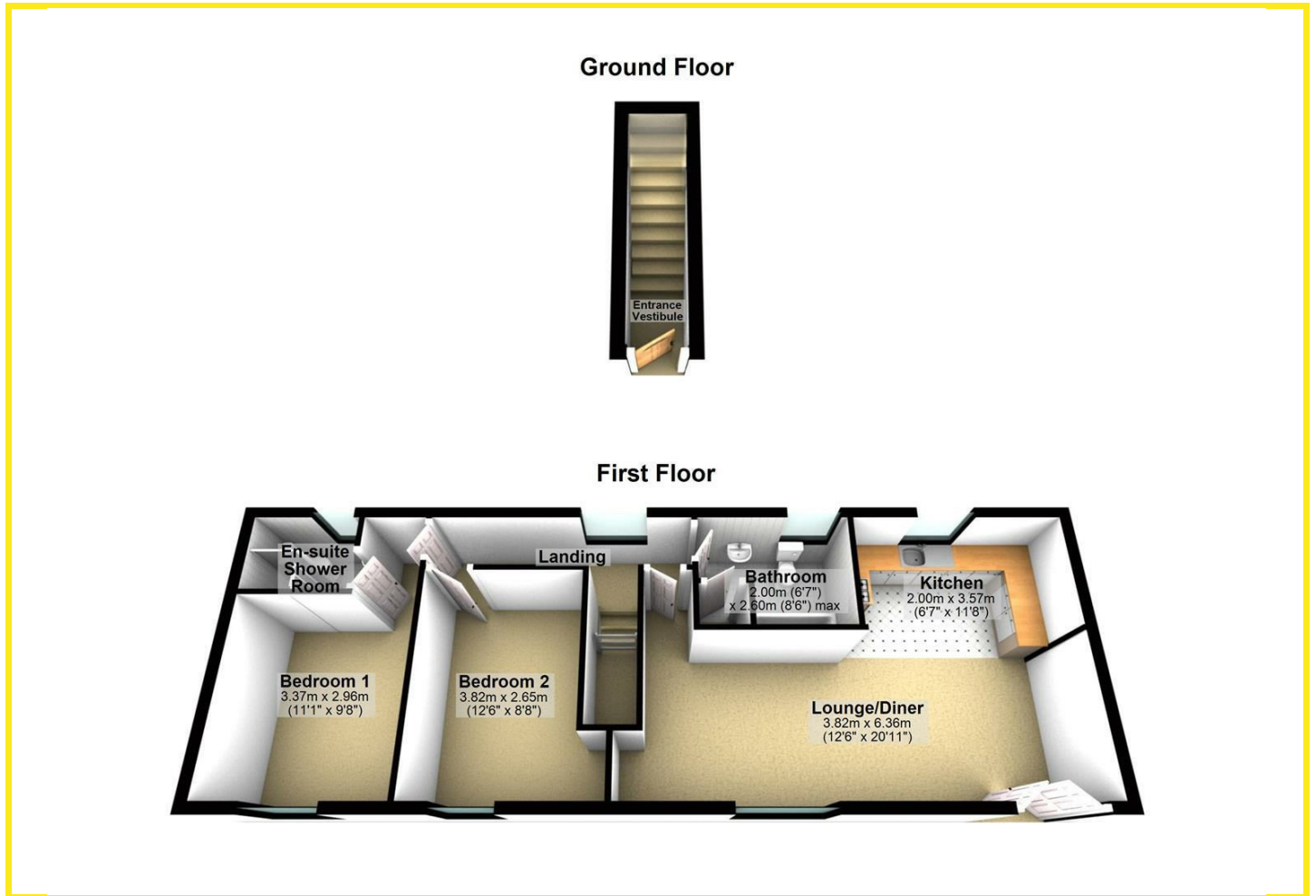
An early viewing highly recommended.







# Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		79	79
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## Directions

From our Kippax office turn right up High Street, continuing along with in turn becomes Longdike Lane. At the traffic lights turn right onto Barnsdale Road, continue down to the next set of traffic lights, turning right onto Park Lane, take the third turning left onto Middleton Little Road continue along turning right at the end onto Flockton Road, then take your first left onto Gladwall Drive, at the end of this road turn left onto Siskin Way where the property can be found on the left hand side as indicated by the agents board.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

4 High Street, Kippax, LS25 7AB  
 Tel: 0113 2873500 Email: [kippax@mdobson.co.uk](mailto:kippax@mdobson.co.uk) <https://www.mdobson.co.uk>